

**CITY COUNCIL OF MONTEREY PARK  
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR  
AGENCY OF THE FORMER REDEVELOPMENT AGENCY  
AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 W. Newmark Avenue, Monterey Park, CA 91754  
Wednesday  
March 16, 2016  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.**

Communication by the Public is an important part of the Local Government Process. Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at [www.montereypark.ca.gov](http://www.montereypark.ca.gov). Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the City Council regarding any item on this Agenda including the Consent Calendar or Oral Communications, please fill out a speaker card and return it to the City Clerk before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Mayor, as confirmed by the City Council may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

PLEASE NOTE that this Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER**

**Mayor**

**FLAG SALUTE**

**The Monterey Park Police Explorers**

**ROLL CALL**

**Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**PUBLIC COMMUNICATIONS** – (Related to City Business Only – 5 minute limit per person) While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

## **ORAL AND WRITTEN COMMUNICATIONS**

**[1.] PRESENTATIONS** - None.

**[2.] SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**

## **NEW BUSINESS**

### **2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MARCH 16, 2016**

It is recommended that the City Council (acting on behalf of the Successor Agency):

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated March 16, 2016 totaling \$67.52 and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

### **2-B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – FEBRUARY 2016**

It is recommended that the City Council (acting on behalf of the Successor Agency):

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

### **2-C. SUCCESSOR AGENCY (SA) MINUTES**

It is recommended that the City Council (acting on behalf of the Successor Agency):

- (1) Approve the minutes from the regular and special meeting of February 17, 2016; and
- (2) Take such additional, related, action that may be desirable.

**2-D. A REQUEST THAT THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY (“SUCCESSOR AGENCY”) ENTER INTO A PURCHASE AND SALE AGREEMENT (“PSA”) BY AND BETWEEN SELINA LUONG AND HAU XUAN LUONG (“BUYERS”) FOR THE PURCHASE OF REAL PROPERTY ADDRESSED AT 540 WEST GARVEY AVENUE (“SITE”); APN 5257-005-904-905**

It is recommended that the City Council (acting on behalf of the Successor Agency) consider:

- (1) Adopt a resolution authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney, needed to convey real property at 540 W. Garvey Avenue;
- (2) Forward this matter to the Oversight Board for confirmation; and
- (3) Take such additional, related, action that may be desirable.

**[3.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None.**

**[4.] PUBLIC HEARING**

**4-A. APPEAL OF PLANNING COMMISSION RESOLUTION NO. 03-16, ADOPTED ON FEBRUARY 9, 2016, APPROVING CONDITIONAL USE PERMIT (CU-15-08) ALLOWING FOR A WIRELESS TELECOMMUNICATION FACILITY – 901 CORPORATE CENTER DRIVE**

It is recommended that the City Council consider:

- (1) Opening a public hearing to consider the appeal brought to the City Council pursuant to Monterey Park Municipal Code (“MPMC”) § 21.32.130(B);
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 03-16; and
- (5) Take such additional, related, action that may be desirable.

**4-B. APPEAL OF PLANNING COMMISSION RESOLUTION NO. 04-16, ADOPTED ON FEBRUARY 9, 2016, APPROVING CONDITIONAL USE PERMIT (CU-15-09) ALLOWING FOR A WIRELESS TELECOMMUNICATION FACILITY – 417 NORTH GARFIELD AVENUE**

It is recommended that the City Council consider:

- (1) Opening a public hearing to consider the appeal brought to the City Council pursuant to Monterey Park Municipal Code (“MPMC”) § 21.32.130(B);
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 04-16; and
- (5) Take such additional, related, action that may be desirable.

**[5.] OLD BUSINESS**

**5-A. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE APPEALS ORDINANCE OF THE MONTEREY PARK MUNICIPAL CODE**

It is recommended that the City Council:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This ordinance is exempt from review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it constitutes an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment. Accordingly, it is not a "project" that has the potential to cause significant physical effects on the environment and is not subject to CEQA pursuant to CEQA Guidelines §§ 15061 and 15378.

**5-B. STAFF IS REQUESTING ADDITIONAL DIRECTION FROM THE CITY COUNCIL REGARDING THE LIONS CLUB LEASE OF A PORTION OF THE SERVICE CLUB**

Possible directions to consider:

- (1) Continue with the direction provided on November 18, 2015.
- (2) Return to the 2015 lease terms, extending the term of the current lease for three years at a rate of \$160 per month, with an option of extending the agreement for an additional three years at the end of the term; authorize the City Manager to execute the extension of the lease in a form approved by the City Attorney. And either waive or delay the 2015 delinquency.
- (3) Adjust the lease payment to \$1.00 per year and extend the term of the current lease for three years, with an option of extending the agreement an additional three years at the end of the term; authorize the City Manager to execute the extension of the lease and the reduction of the lease payment in a form approved by the City Attorney. And either waived or delay the 2015 delinquency.
- (4) Issue a Three Day Notice to Quit for the site, unless the Monterey Park Lions Club and White Cane Days Inc. are completely caught up with their lease payments.
- (5) Take such additional, related, action that may be desirable

**[6.] NEW BUSINESS**

**6-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 16, 2016**

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ allowing certain claims and demands per Warrant Register dated March 16, 2016 totaling \$1,038,706.63 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

**6-B. MONTHLY INVESTMENT REPORT – FEBRUARY 2016**

It is recommended that the City Council:

- (1) Receive and file the monthly investment report; and
- (2) Take such additional, related, action that may be desirable.

**6-C. CITY COUNCIL MINUTES**

It is recommended that the City Council:

- (1) Approve the minutes from the regular and special meeting of February 17, 2016 and the special Town Hall meeting of February 23, 2016; and
- (2) Take such additional, related, action that may be desirable.

**6-D. LANGLEY CENTER – WESTSIDE RESTROOM REFURBISHMENT PROJECT**

It is recommended that the City Council consider:

- (1) Adopting a resolution authorizing advertisement of the Langley Center Westside Restroom Refurbishment Project; and
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alternation to an existing public facility, this project is categorically exempt pursuant to CEQA Guidelines § 15301 as a Class 1 Categorical Exemption.

**6-E. CITYWIDE TREE TRIMMING AND MAINTENANCE SERVICES – AWARD OF CONTRACT**

It is recommended that the City Council consider:

- (1) Awarding the contract for City tree trimming services to the lowest bidder, West Coast Arborists, Inc. of Anaheim, in the amount of \$265,000 for a three-year agreement with a two year renewal option in 2019, followed by a one-year renewal option in 2021;
- (2) Authorizing the City Manager, or designee, to execute an agreement with West Coast Arborists, Inc., in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Taking the recommended action\_would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a “project” under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; “CEQA”) or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*; see Cal. Code Regs. tit. 14, §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

**6-F. PROFESSIONAL SERVICE AGREEMENTS FOR ON-CALL GENERAL ENGINEERING SERVICES**

It is recommended that the City Council consider:

- (1) Authorizing the City Manager, or his designee, to enter into 3-year professional service agreements with KOA Corporation, Transtech Engineers, SA Associates, and RKA Consulting Group to provide On-Call Engineering Services, in a form approved by the City Attorney; and
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Taking the recommended action would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a “project” under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; “CEQA”) or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*; see Cal. Code Regs. tit. 14, §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

**6-G. 2016 ADA CURB RAMPS – AWARD OF CONTRACT**

It is recommended that the City Council consider:

- (1) Awarding the contract for the 2016 ADA Curb Ramps to the lowest bidder, FS Contractors, Inc, of Sylmar, in the amount of \$269,450.00; and
- (2) Authorizing the Public Works Director to approve construction change orders up to \$26,950 (up to 10% of construction contract amount) for this project; and
- (3) Authorizing the City Manager, or his designee, to execute the contract on behalf of the City; and
- (4) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

**6-H. PURCHASE OF A 2016 DOOSAN TOWABLE AIR COMPRESSOR**

It is recommended that the City Council consider:

- (1) Authorizing the City Manager, or designee to purchase a 2016 Doosan towable air compressor per bid #16-1 at a cost of \$26,815.09, and;
- (2) Take such additional, related, action that may be desirable.

**6-I. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MARCH AS WOMEN’S HISTORY MONTH, A NATIONAL CELEBRATION THAT HIGHLIGHTS THE CONTRIBUTIONS OF WOMEN TO EVENTS IN HISTORY AND CONTEMPORARY SOCIETY**

It is recommended that the City Council consider:

- (1) Adopt a Resolution declaring the month of March as Women’s History Month; and
- (2) Take such additional, related, action that may be desirable.

**[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

**[8.] CLOSED SESSION -** None.

**ADJOURN**